

# Indian River County Local Residential Market Metrics - Q4 2020

## Townhouses and Condos

### Municipalities and Census-Designated Places\*



Name of County, Municipality, or CDP*	Closed Sales	Y/Y % Chg.	Closed Sales Paid in Cash	Y/Y % Chg.	Median Sale Price	Y/Y % Chg.	Average Sale Price	Y/Y % Chg.
Indian River County	274	51.4%	165	34.1%	\$165,550	11.1%	\$266,283	-5.0%
Fellsmere (City)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Florida Ridge (CDP)	51	37.8%	36	38.5%	\$115,000	5.7%	\$108,494	-4.8%
Gifford (CDP)	26	-3.7%	16	33.3%	\$160,000	7.4%	\$177,891	-29.2%
Indian River Shores (Town)	34	112.5%	17	41.7%	\$487,500	87.5%	\$461,618	27.1%
Orchid (Town)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A
Roseland (CDP)	1	-66.7%	1	-66.7%	\$215,000	-1.8%	\$215,000	-3.6%
Sebastian (City)	2	-50.0%	1	-66.7%	\$203,900	69.9%	\$203,900	71.3%
South Beach (CDP)	22	144.4%	15	87.5%	\$475,000	38.7%	\$461,705	13.5%
Vero Beach (City)	63	70.3%	35	40.0%	\$261,500	-15.6%	\$349,300	-25.7%
Vero Beach South (CDP)	25	47.1%	16	60.0%	\$123,250	17.4%	\$124,736	5.0%
Wabasso (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Wabasso Beach (CDP)	10	0.0%	8	0.0%	\$374,000	-8.8%	\$445,850	-5.3%
West Vero Corridor (CDP)	24	100.0%	12	50.0%	\$138,000	8.2%	\$136,263	5.8%
Windsor (CDP)	0	N/A	0	N/A	(No Sales)	N/A	(No Sales)	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	(No Sales)	N/A	(No Sales)	N/A

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Name of County, Municipality, or CDP*	Dollar Volume	Y/Y % Chg.	Pct. of Orig. List Price Received	Y/Y % Chg.	Median Time to Contract	Y/Y % Chg.	New Listings	Y/Y % Chg.
Indian River County	\$73.0 Million	43.8%	94.4%	0.2%	90 Days	73.1%	274	-18.5%
Fellsmere (City)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Florida Ridge (CDP)	\$5.5 Million	31.2%	94.8%	-0.1%	77 Days	208.0%	68	-15.0%
Gifford (CDP)	\$4.6 Million	-31.8%	93.9%	-1.3%	87 Days	180.6%	28	-17.6%
Indian River Shores (Town)	\$15.7 Million	170.2%	93.6%	-0.8%	59 Days	-51.2%	25	-28.6%
Orchid (Town)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	5	25.0%
Roseland (CDP)	\$215,000	-67.9%	97.8%	-0.5%	50 Days	316.7%	1	-66.7%
Sebastian (City)	\$407,800	-14.3%	97.8%	1.9%	23 Days	27.8%	4	-20.0%
South Beach (CDP)	\$10.2 Million	177.4%	93.0%	0.3%	228 Days	-6.2%	9	-43.8%
Vero Beach (City)	\$22.0 Million	26.4%	93.6%	2.1%	122 Days	-7.6%	63	0.0%
Vero Beach South (CDP)	\$3.1 Million	54.5%	95.0%	0.6%	19 Days	-62.7%	26	-16.1%
Wabasso (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%
Wabasso Beach (CDP)	\$4.5 Million	-5.3%	93.1%	-0.9%	84 Days	-2.3%	14	-36.4%
West Vero Corridor (CDP)	\$3.3 Million	111.6%	96.5%	3.3%	95 Days	90.0%	13	-31.6%
Windsor (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	N/A
Winter Beach (CDP)	(No Sales)	N/A	(No Sales)	N/A	(No Sales)	N/A	0	-100.0%

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Name of County, Municipality, or CDP*	New Pending Sales	Y/Y % Chg.	Pending Inventory	Y/Y % Chg.	Active Inventory	Y/Y % Chg.	Months Supply of Inventory	Y/Y % Chg.
Indian River County	302	63.2%	143	74.4%	353	-34.5%	4.5	-41.6%
Fellsmere (City)	0	N/A	0	N/A	0	N/A	0.0	N/A
Florida Ridge (CDP)	52	40.5%	19	35.7%	64	-31.2%	4.3	-33.8%
Gifford (CDP)	33	32.0%	12	200.0%	40	-18.4%	5.7	-1.7%
Indian River Shores (Town)	32	68.4%	23	130.0%	44	-45.0%	5.7	-60.1%
Orchid (Town)	0	-100.0%	0	N/A	13	85.7%	156.0	828.6%
Roseland (CDP)	1	-50.0%	0	N/A	1	0.0%	2.4	100.0%
Sebastian (City)	4	0.0%	1	-66.7%	3	200.0%	4.0	344.4%
South Beach (CDP)	17	112.5%	7	40.0%	17	-69.1%	2.9	-76.8%
Vero Beach (City)	75	120.6%	33	50.0%	83	-32.0%	5.0	-37.5%
Vero Beach South (CDP)	30	57.9%	21	75.0%	26	-33.3%	3.1	-35.4%
Wabasso (CDP)	1	N/A	1	N/A	1	-50.0%	6.0	-75.0%
Wabasso Beach (CDP)	12	9.1%	7	600.0%	23	-25.8%	4.9	-43.7%
West Vero Corridor (CDP)	25	108.3%	11	450.0%	10	-41.2%	1.6	-57.9%
Windsor (CDP)	0	N/A	0	N/A	0	N/A	0.0	N/A
Winter Beach (CDP)	0	-100.0%	0	-100.0%	0	-100.0%	0.0	-100.0%

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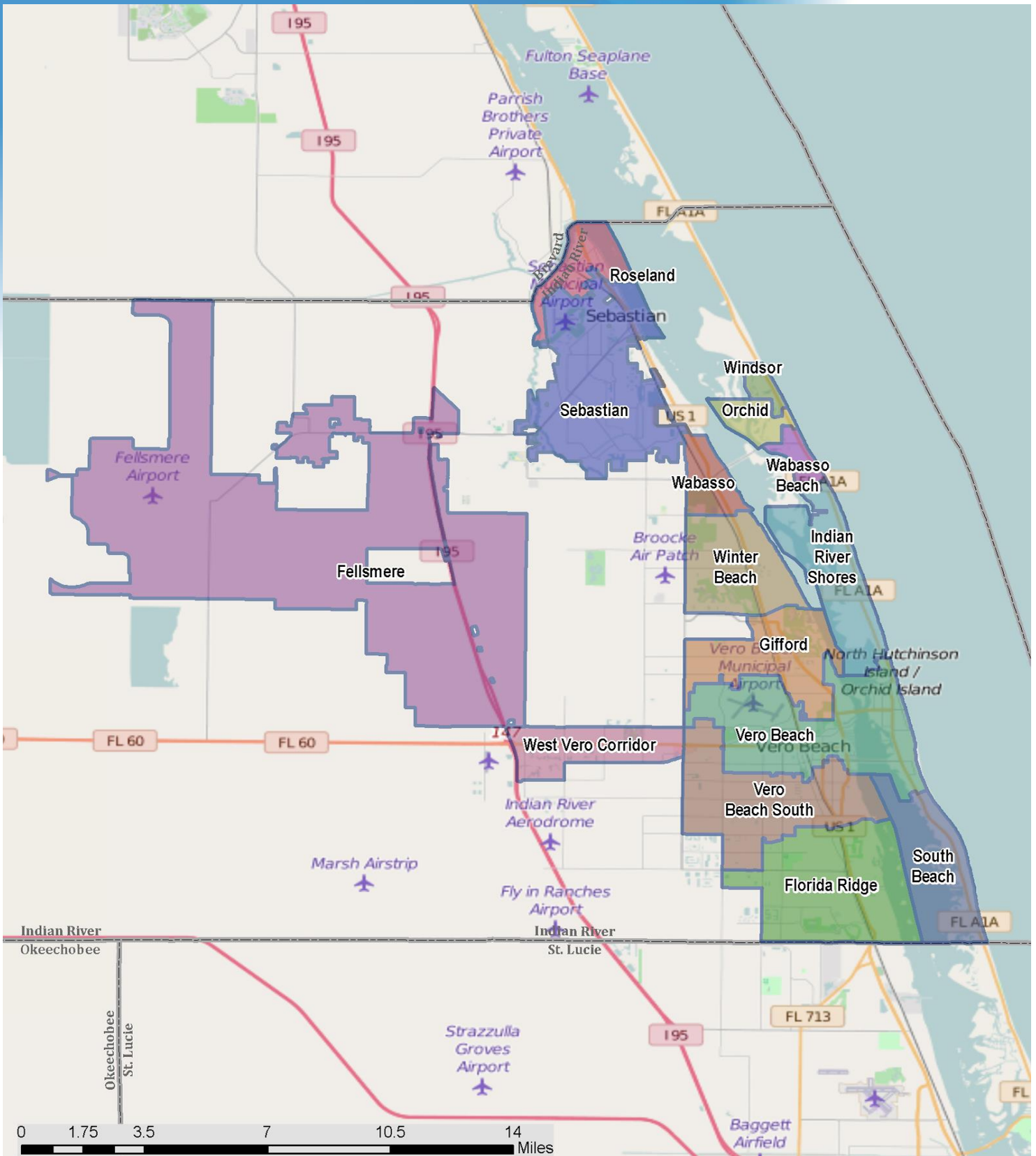
# Indian River County Local Residential Market Metrics - Q4 2020

## Reference Map

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